



City of San Diego  
Development  
Services and  
Planning  
Departments

# Permit Press

May-June 2001

Customer Newsletter

## SERVICE

### Development Project Managers will be assigned by area To coordinate with local groups; more neighborhood aware

Development Project Managers are now being assigned projects by geographic areas.

The move will help the managers to better work with customers and community planning groups on issues surrounding the community where the project is located.

"San Diego is a city of neighborhoods," said Marcela Escobar-Eck, Project Management Deputy Director. "Assigning our project managers by neighborhood will help them to learn the unique development conditions and help our customers better process their projects."

Development Project Managers are city staff that help keep projects on track as they go through city development review. Project managers are assigned to most projects requiring public hearings or other discretionary review.

The geographic assignments will help the managers get to know the area's community

**MANAGERS Continues on Page 2**

## Reminders

New energy regulations take effect June 1. See story, Page 3

Inspections after hours and on weekends are available at extra cost. Call (858) 492-5070 for details.

We're now "sandiego.gov"! Easier Web address, same great information  
<http://www.sandiego.gov/development-services/>

## Land Development Code receives statewide award for excellence

*League of California Cities Helen Putnam Award cites innovation in law's overhaul*

The city's new Land Development Code, which went into effect in January 2000, has been awarded the prestigious Helen Putnam Award for excellence by the League of California Cities.

The awards are given annually for outstanding achievements by California's 475 cities, highlighting unique contributions to community residents and businesses which have resulted in lower costs or more effective delivery of services.

The new Land Development Code was the first comprehensive overhaul of the city's development regulations in more than 30 years.

It resulted in a 35 percent reduction in regulatory language, decision processes were cut from 23 in the previous code to five, and the number of permit types were reduced to eight from approximately 83.

"This landmark code continues to make development in San Diego more timely and predictable," said Tina Christiansen, Development Services Department Director. "We're proud that the League of California Cities has chosen to recognize the hard work

**AWARD Continues on Page 2**

'We're proud that the league... has chosen to recognize the hard work of the Mayor, City Council, community members and city staff.'

Tina Christiansen,  
Development Services  
Department Director

## ENERGY CRISIS

### Emergency generators need to be isolated from utility grid

Many people are now purchasing emergency generators for use in the event of power outages or to lower energy bills by using the generator to provide power to sell back to the utility.

In either case there can be major problems with these units if not properly installed.

There are two dangers in this process.

The first is not providing a means to disconnect and iso-

late the generator from the utility grid. If this is not done your generator may try to power the grid and burn out. This also presents a problem if a line crew is working on the grid as it will

**GENERATOR Continues on Page 3**

## ON-LINE

### Planning Department's new worldwide web site debuts

*Development Services site due for 'face lift,' update*

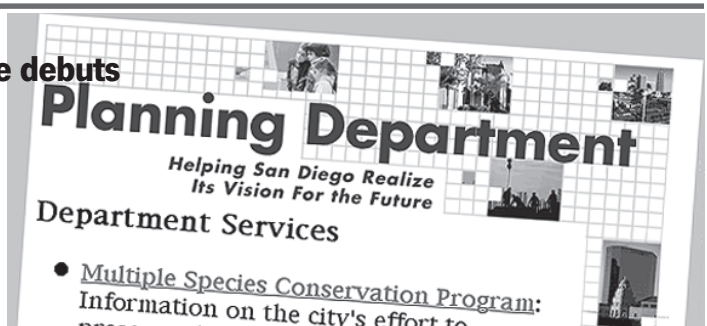
As part of its transition to an independent department, the Planning Department now has its own world wide web site.

The address of the site is  
<http://www.sandiego.gov/planning>

and it is part of the overall City of San Diego site.

The new Planning Department site organizes links to department information sites on the web, including those for the Planning Commission, Multiple Species Conservation Program

**WEB Continues on Page 3**



Planning Department's new home page

## Managers


Continued from Page 1.

planning group — which reviews most of the developments utilizing the Development Project Management service.

In addition, the managers can become more familiar with unique local conditions, ranging from redevelopment areas to Multiple Species Conservation Program preserves.

Development Project Managers provide preliminary review service, where developers can discuss their project scope and gain an understanding of regulations with which they must comply.

The manager then becomes the single point of contact for the developer throughout the plan review and inspection process. Details on the process are contained in Information Bulletin 513.

Call (619) 446-5300 to schedule a preliminary review. 

## Award

Continued from Page 1.

of the Mayor, City Council, community members and city staff."

The California Cities Helen Putnam Awards for Excellence program recognizes outstanding achievements in 11 categories by California's 475 cities. There were 198 entries in this year's competition. 

## SEMINAR REGISTRATION

### Traffic Control Training Class

Cost: \$42 per person.

For information, call (619) 446-5284

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Development Services/Environmental Services  
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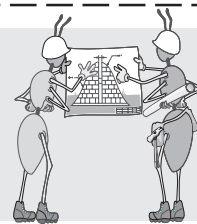
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1997 UBC Building Newsletters	\$25.00	
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Land Development Code video	\$10.75	
<b>Total</b>		

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CITY OF SAN DIEGO

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City of San Diego  
Development Services Department

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Web sites: <http://www.sandiego.gov/development-services> <http://www.sandiego.gov/planning>

## REGULATIONS

# State changes energy regulations effective June 1

*Emergency Title 24 amendments effect all new construction*

Emergency standards for energy efficiency in new buildings — expected to cut the State's energy use by enough electricity to power 200,000 average-sized homes — are in effect as of June 1.

The updated standards for energy efficiency in new residential and nonresidential construction increase emphasis on air conditioning and heating ducts to prevent wasteful leaks.

Studies show that the ductwork in a typical new home loses between 20 and 30 percent of the cool air it carries in the summer, causing air conditioners to work harder, wasting electricity, driving up energy bills and making the home less comfortable.

Radiant barriers that reflect heat from the sun in attic spaces, and improved window re-

quirements that will reduce the amount of solar heat that radiates into a home, are also mandated.

The emergency standards also feature the use of devices such as thermostatic expansion valves that improve the efficiency of air conditioning units. In nonresidential buildings, additional energy savings come from improvements in lighting and air conditioning equipment.

According to the state Energy Commission, these additions offer builders several options they can choose to achieve energy efficiency.

Manuals listing the detailed standards are available on the Energy Commission's web site at [http://www.energy.ca.gov/ab970\\_standards/documents/index.html](http://www.energy.ca.gov/ab970_standards/documents/index.html).

## OUTREACH

# 'Remodeling, Do It Right' video helps home owners through plans, permits and inspection on real-life room additions, home remodeling

*Will be shown on city cable channel, available at City Store and office*

Home owners wanting to remodel or add on to their home will have a new source of information this summer, a video from the Development Services Department.

"Remodeling, Do It Right" is a 22-minute video that takes home owners through the plan check, permit issuance and inspection process on typical room additions.

The program will be shown on City Access TV, the city's cable channel, in the near future. The channel is located on Cox Channel 17 and Time Warner Channel 24.

Copies of the video will also be available for sale at the Development Services Department Information Counter, 1222 First Ave., and the San Diego City Store locations at the City Administration Building, 202 C Street, and Horton

Plaza shopping center.

Checkout copies will be placed at San Diego Public Library locations in the coming months.

Staff from the Development Services Department and actual home owners were interviewed for the program by longtime San Diego television journalist Bob Lawrence.

The program details the process of permitting and inspecting a room addition, from investigating records to individual inspections.

The department's Home Owners Night service is also highlighted. This Thursday evening service allows home owners — and if necessary, their architects or contractors — to obtain the needed information and permits.

For information on how to purchase copies of the video, call (619) 446-5100.

## SEISMIC STRENGTHENING

# Retrofit experts discuss unreinforced masonry building work

A panel of technical experts discussed retrofitting unreinforced masonry bearing wall buildings during a second meeting on the city ordinance May 21.

The panelists, Wayne Donaldson, Tony Court, Dave Thompson, Jean Libby, Hamid Esmaili, joined City of San Diego Building Official Pete López and Development Services Department project coordinator Ed Spicer in the discussion.

Owners of buildings suspected to contain unreinforced masonry bearing walls were notified January 1, 2001 that — at a minimum —

they have five years to brace the building's free-standing masonry walls above the roof line (parapets).

They were also notified that they must seismically stabilize external hazards and install roof-to-wall ties for the minimum requirements

This second meeting on the retrofit ordinance was called to discuss and refine proposed technical details, means and methods for compliance with the ordinance and interpretation of various applicable codes.

For more information, call Spicer at (619) 557-7930.

## Environmental Health exits Regional Center

The county's Environmental Health department has left the San Diego Regional Permit Assistance Center on the fourth floor of the Development Review Center, 1222 First Avenue.

Plans needing agency review should be taken to 1255 Imperial Ave., third floor. For information, call (619) 338-2222.

## Web

**Continued from Page 1.**

and Strategic Framework Update.

Other links are to pages for the Historic Resources Board, Naval Training Center Reuse Project and Community Meetings Calendar.

An expansion of the site is planned.

The former Planning and Development Review Department's site is now the responsibility of the Development Services Department. A major overhaul of the site is planned later this year.

## Generator

**Continued from Page 1.**

power the system and can cause injury.

The other problem would be if your unit is operational and the power is restored. In this case, there is a fair to excellent chance that your generator is out of sync with the grid will burn out.

Electrical permits and inspections are required if a generator is added.

The inspection involve an examination of the panel connections, proper grounding, fuel storage and supply, and location of the unit.

Please feel free to ask the inspector questions as your safety is our concern. For more information, contact Art Buxbaum, Chief of Combination Inspection, at (858) 492-5070.



THE CITY OF SAN DIEGO

## Permit Press

City of San Diego Development Services Department

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# Effective June 1 New Energy Efficiency Standards

Emergency State regulations affect both  
residential and nonresidential structures

For more information, see the state's web site at  
[http://www.energy.ca.gov/ab970\\_standards/documents/index.html](http://www.energy.ca.gov/ab970_standards/documents/index.html)

## HOW TO REACH US

### Express, After Hours Services

#### Express Plan Check Limited

Construction Plan Check ..... (619) 446-5300

Engineering Services ..... (619) 446-5460

Fire Plan Check ..... (619) 446-5440

#### After Hours/Weekend Building

Inspections ..... (858) 492-5070

### Services by FAX

For printouts of plan clearances. You will be  
faxed the printout or mailed a copy.

PlanFinder Touchtone Line ..... (858) 581-7171

PermitFax Line ..... (619) 236-7687

### Service Telephone Numbers

Address Coordinator ..... (619) 446-5411

Code Enforcement ..... (619) 236-5500

Community Plans ..... (619) 235-5200

Demolition/Removal/Relocation; Grading; Elec-  
trical, Mechanical, Plumbing, Gas Permits;  
Preliminary Review; Public Improvements;  
Tenant Improvements; Transportation; Wet

Taps; Water & Sewer, Zoning (619) 446-5000

Development & Permit Information, Submittal

Appointments ..... (619) 446-5300

Electrical Plan Check ..... (619) 446-5300

Engineering Information ..... (619) 446-5460

Engineering Project Close-Out, Time Extension,  
Bond Release ..... (619) 446-5363

Facilities Financing ..... (619) 533-5950

Fire Prevention New Construction Plan Check,  
Hazardous Materials Plan Check, Subdivision

Review ..... (619) 446-5440

Hazardous Materials Inspections

..... (619) 533-4477

Home Owners Night ..... (619) 446-5300

Land Dev. Review Info. .... (619) 446-5460

Master Plans ..... (619) 446-5052

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Police Department Crime Prevention Through

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Publications ..... (619) 446-5100

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San Diego Regional Permit Assistance Center:

CAL-EPA, Caltrans, Air Resources Control

Board, Regional Water Quality, County Envi-

ronmental Health Services, Air Pollution Con-

trol, ..... (619) 236-5938

Seismic/Geologic Hazards ..... (619) 446-5460

Sign Permits ..... (619) 446-5300

Structural Plan Check ..... (619) 446-5300

Traffic Control Plan Check ..... (619) 446-5150

Transportation Planning ..... (619) 235-5231

### Schedule In Advance Services

New Construction, Relocation, Removal, Demo-

lition Inspections ..... (858) 581-7111

Engineering Field Inspections . (619) 627-3200

### Service Locations

**Development Services Center, 1222 First Ave.**

Development Services (Building Develop-  
ment Review, Information & Application Ser-  
vices, Land Development Review, Support  
Services).

**Stadium/Kearny Mesa area, 9601 Ridgehaven**

Ct., Suite 220

Development Services Inspection Services:

Selected permit issuance, reinspection fee  
payment (checks only), 7 a.m. to 4 p.m., of-  
fice open to 5. Construction, sign, demolition  
inspectors.

**City Administration Building, 202 C St.**

Planning Department (Long Range Plan-  
ning, Multiple Species Conservation Program,  
Transportation Planning, Facilities Financing)

**Executive Complex, 1010 Second Ave.**

Engineering and Capital Projects Dept.,  
Traffic Engineering.

**Civic Center Plaza, 1200 Third Ave.**

Neighborhood Code Compliance

**Community Service Centers** are located in  
many neighborhoods, including Clairemont,  
Market Street, Mid-City, Navajo, Otay Mesa/  
Nestor, Peninsula, Rancho Bernardo and San  
Ysidro. Call City Information at (619) 236-  
5555 for the nearest location and operating  
hours.